091.A	0001	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	650,400	/	650,400
USE VALUE:	650,400	/	650,400
ASSESSED:	650,400	/	650,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		JEFFREY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CIANCIOLO ANNA M/LAWRENCE F
Owner 2:	TRS/L. AND A. CIANCIOLO TRUST
Owner 3:	
Street 1:	7 JEFFREY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CIANCIOLO ANNA M--ETAL -
Owner 2:	CIANCIOLO LAWRENCE F JR -
Street 1:	7 JEFFREY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1965, having primarily Wood Shingle Exterior and 2116 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6020.000	230,000		420,400	650,400
Total Card	0.138	230,000		420,400	650,400
Total Parcel	0.138	230,000		420,400	650,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.31 | /Parcel: 307.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

129104

GIS Ref

GIS Ref

Insp Date

11/09/18

!7451!

PREVIOUS ASSESSMENT

Parcel ID 091.A-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	230,000	0	6,020.	420,400	650,400		Year end	12/23/2021
2021	101	FV	230,000	0	6,020.	420,400	650,400		Year End Roll	12/10/2020
2020	101	FV	230,000	0	6,020.	420,400	650,400	650,400	Year End Roll	12/18/2019
2019	101	FV	216,600	0	6,020.	426,400	643,000	643,000	Year End Roll	1/3/2019
2018	101	FV	216,600	0	6,020.	318,300	534,900	534,900	Year End Roll	12/20/2017
2017	101	FV	216,600	0	6,020.	288,300	504,900	504,900	Year End Roll	1/3/2017
2016	101	FV	216,600	0	6,020.	276,300	492,900	492,900	Year End	1/4/2016
2015	101	FV	199,300	0	6,020.	234,200	433,500	433,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:35:45

LAST REV

Date	Time
02/05/19	13:11:45
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7451

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIANCIOLO ANNA	45545-504		7/5/2005	Family	1	No	No		
	11355-621		7/10/1967			No	No		N

USER DEFINED

Prior Id # 1:	129104
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
12/2/2008	Meas/Inspect	163	PATRIOT
3/20/2000	Inspected	264	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	264	PATRIOT
8/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6020		Sq. Ft.	Site		0	70.	1.00	5									420,418						420,400	

Total AC/HA:	0.13820	Total SF/SM:	6020	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,418	Spl Credit		Total:	420,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333346
Depreciation:	103337
Depreciated Total:	230009

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

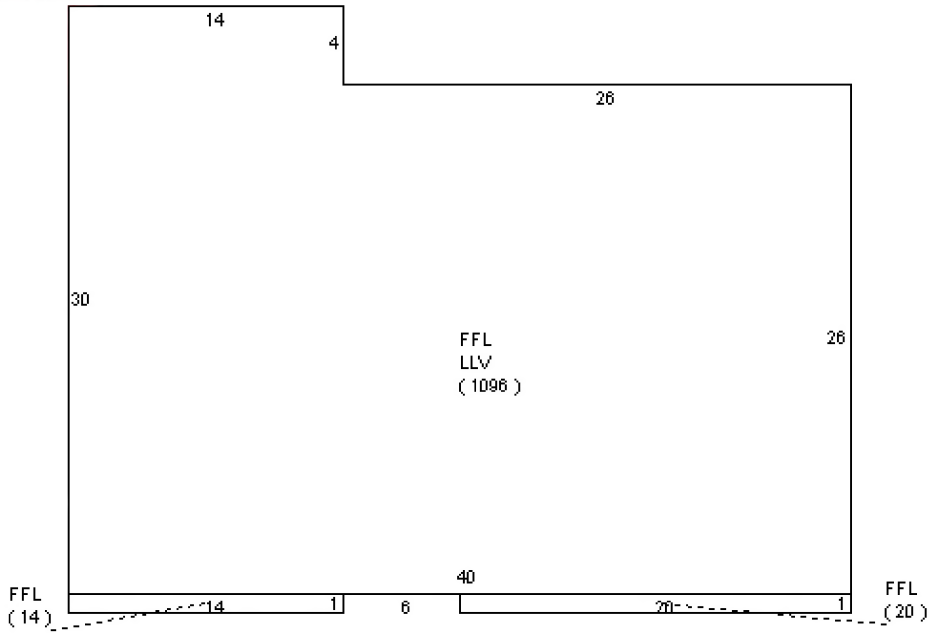
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	103.32
Final Total:	230000	Val/Su SzAd	203.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,130	128.240	144,908
LLV	Lower Level	1,096	96.660	105,938
	Net Sketched Area:	2,226	Total:	250,846
Size Ad	1130	Gross Area	2226	FinArea 2116

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.A-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: